

MINUTES OF THE REGULAR MEETING
OF THE
COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY
October 21, 2003

The Commissioners of the Chicago Housing Authority held its Regular Meeting on Tuesday, October 21, 2003, at 8:30 a.m. at the Madden Park Fieldhouse, 3800 South Rhodes, Chicago, Illinois.

The meeting was called to order by the Chairperson, and upon roll call, those present and absent were as follows:

Present: Sharon Gist Gilliam
Hallie Amey
Earnest Gates
Dr. Mildred Harris
Lori Healey
Michael Ivers
Martin Nesbitt
Carlos Ponce
Sandra Young

Absent: Mamie Bone

Also present were Terry Peterson, Chief Executive Officer; Gail Niemann, General Counsel; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

Terry Peterson, Chief Executive Officer, then presented his monthly report. Mr. Peterson commenced his presentation by stressing the importance of this particular Board meeting since the Commissioners were going to consider and vote on Year 5 of the Plan for Transformation. According to Mr. Peterson, construction will be underway on at least eight mixed-income sites in FY2004. As always, per Mr. Peterson, the Plan recognizes that building units alone will not significantly change the lives of CHA residents unless they can also find meaningful and rewarding jobs that help them become self-sufficient. With that in mind, the CHA will launch a more flexible system of delivering social services that can be customized to meet the unique individual needs of each household and estimates spending over \$20million to dramatically increase the service connectors program. Mr. Peterson concluded his report by thanking the resident leadership, community stakeholders, and staff for their hard work and input on the Plan.

The Chairperson then convened the Public Hearing portion of the meeting by inviting residents and the public at large to address the Board.

Immediately following the Public Hearing portion of the meeting, a Motion was introduced and seconded to adjourn to Executive Session. The Chairperson announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately one (1) hour to discuss pending, probable or imminent litigation, collective negotiating matters, security and personnel matters.

The Commissioners subsequently reconvened in Open Session and Chairperson Gilliam thereupon introduced for approval the Minutes of the Regular Meeting held on August 19, 2003 and September 16, 2003. Upon Motion made and properly seconded, the Minutes for August 19, 2003 and September 16, 2003 were unanimously approved and accepted as submitted.

Commissioner Ivers then presented a Motion for the ratification of acceptance of Resolution 2003-CHA-152 for two Hope VI Grants in the total amount of \$9million approved at the Emergency Teleconference Meeting of September 18, 2003.

RESOLUTION NO. 2003-CHA-152

WHEREAS, The Board of Commissioners has reviewed the memorandum dated September 18, 2003, entitled, "Authorization to Execute two (2) FY 2002 HOPE VI Demolition Grant Agreements." and concurs with the recommendations contained therein;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to sign two (2) FY 2002 HOPE VI Demolition Grant Agreements for Cabrini Extension South and Green Homes, in the total amount of \$9,000,000

Motion to adopt said resolution was seconded by Commissioner Healey and the voting was as follows:

Ayes:	Sharon Gist Gilliam Hallie Amey Dr. Mildred Harris Lorie Healey Michael Ivers Martin Nesbitt Carlos Ponce Sandra Young
Nays:	None

The Chairperson thereupon declared said Motion carried and said Resolution adopted.

The Chairperson thereupon introduced the Resolutions discussed in Executive Session.

A Motion to approve Executive Session Items 1 thru 3 was presented by Commissioner Ivers.

(Executive Session Item 1)

RESOLUTION NO. 2003-CHA-153

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated October 1, 2003, requesting that the Board of Commissioners approves the Personnel Actions Report for September 2003.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the Personnel Actions Report for September 2003.

(Executive Session Item 2)

RESOLUTION NO. 2003-CHA-154

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated September 30, 2003 requesting authorization to enter into a settlement agreement in the matter of Daniel Casey vs. Chicago Housing Authority, 98 WC 64703, in an amount not to exceed \$150,000.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or the General Counsel to enter into a settlement agreement in the matter of Daniel Casey vs. Chicago Housing Authority, 98 WC 64703, for an amount not to exceed \$150,000.

(Executive Session Item 3)

RESOLUTION 2003-CHA-155

WHEREAS, the Board of Commissioners has reviewed Board Letter dated October 3, 2003, entitled “Authorization for Contract Award for Legal Services”, and subject to an annual appropriation to the Office of the General Counsel and Risk Management Department for payment of fees for legal services;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes execution of legal services agreements with the law firms for the legal practice areas listed below in an amount not to exceed the annual appropriated budget for the Office of the General Counsel and Risk Management. All contracts shall be in effect for a period ending July 17, 2004 or until legal services are completed, with a one (1) year option to extend:

Group A General Litigation

MBE/WBE

Burke, Burns & Pinelli	*
Clausen Miller	
Conklin, Murphy, Conklin & Snyder	
Gardner, Carton and Douglas	
Gessler Hughes, Socol, Piers Resnick & Dym	
Stanley L. Hill & Associates – Joint Venture	
Goldberg, Kohn, Bell, Black, Rosenbloom & Moritz	
Neal, Murdock & Leroy	*
Piper Rudnick	
Pugh, Jones & Johnson	*
Schuyler, Roche & Zwirner	
Segal, McCambridge, Siner & Mahoney	
Skadden, Arps, Slate, Meagher & Flom	
Sonnenschein, Nath & Rosenthal	
Wildman, Harrold, Allen & Dixon	
Winston & Strawn	

Group B Personal Injury Litigation

Buford Law Office	*
Conklin, Murphy, Conklin & Snyder	
Pugh, Jones & Johnson	*
Schuyler, Roche & Zwirner	

Group C Forcible Entry Litigation

Davis & Kendall	*
Sanford Kahn	
Swain and Moore	*

Group D Workers' Compensation

Nyhan, Pfister, Bambrick, Kinzie & Lowry

Group E Contract, Real Estate

Acosta, Kruse, Raines & Zemenides	
Barack, Ferrazzano, Kirschbaum, Perlman & Nagelberg	
Burke Burns & Pinelli	*
Conklin, Murphy, Conklin & Snyder	
Gardner, Carton and Douglas	
Goldberg, Kohn, Bell, Black, Rosebloom & Moritz	
Gordon & Glickson	
Neal, Murdock and Leroy	*
Piper Rudnick	
Pugh, Jones & Johnson	*
Quarles & Brady	
Schuyler, Roche & Zwirner	
Swain and Moore	*
Winston & Strawn	

Group F Labor Negotiation

Burke, Burns & Pinelli	*
Franczek Sullivan	
Gardner, Carton and Douglas	
Holland & Knight	
Neal, Murdock and Leroy	*
Pugh, Jones & Johnson	*
Quarles & Brady	
Schuyler, Roche & Zwirner	
Winston & Strawn	

Group G Ethics Counseling

Gardner, Carton and Douglas
Jenner & Block
Quarles & Brady

The Motion to adopt the Resolutions for Executive Session Items 1 thru 3 was seconded by Commissioner Healey and the voting was as follows:

Ayes:	Sharon Gist Gilliam Hallie Amey Earnest Gates Dr. Mildred Harris Lori Healey Michael Ivers Martin Nesbitt Carlos Ponce Sandra Young
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Nays:	None
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The Chairperson thereupon declared said Motion carried and said Resolutions adopted.

(General Item – No. 1)

On January 6, 2000, the Board of Commissioners of the CHA approved the Agency's Plan for Transformation, calling for sweeping changes in the administration and operation of the CHA. The Plan for Transformation was approved by HUD and incorporated into the Moving To Work Agreement (MTW), executed on February 6, 2000. The agreement was subsequently amended in February 2001, requiring CHA to produce and submit an MTW Annual Plan to HUD no less than 60 days prior to the start of CHA's fiscal year. The resolution for General Item 1 approves the Agency's MTW Annual Plan for FY2004. The Plan-Year 5 marks a continuation of the original Plan and does not contain any significant deviations. Rather, it details the steps necessary to achieve the original Plan's stated goals. In order to ensure community and resident input, the CHA held a public comment period from September 15th to October 14th, 2003 and a public hearing was held on September 30, 2003. All comments received during the public hearing session were considered.

Commissioner Gates then introduced a Motion for the approval of the resolution for General Item No. 1.

RESOLUTION NO. 2003-CHA-156

WHEREAS, the Board of Commissioners have reviewed the Board Letter dated September 19, 2003 requesting approval of the CHA, Moving to Work Annual Plan for Transformation FY2004 – Year 5" and that the Board of Commissioners Chairperson sign the "PHA Certifications of Compliance with MTW Plan Requirements and Related Regulations", attached hereto

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners approves the attached CHA Plan-Year 5 and the "PHA Certifications of Compliance with MTW Plan Requirements and Related Regulations", and grant authorization to submit it to the U.S. Department of Housing and Urban Development.

The Motion to adopt the resolution for General Item 1 was seconded by Commissioner Healey and the voting was as follows:

Ayes: Sharon Gist Gilliam
Hallie Amey
Earnest Gates
Dr. Mildred Harris
Lori Healey
Michael Ivers
Martin Nesbitt
Carlos Ponce
Sandra Young

Nays: None

Commissioner Young, Chairperson of the Tenant Services Committee, then presented her monthly report. Per Commissioner Young, the Tenant Services Committee held its regularly scheduled meeting on Wednesday, October 15, 2003, at 1:00 p.m. at the 626 Corporate Office. Meghan Harte, Managing Director of Resident Services, presented the Committee with an update on Tenant Services activities.

Commissioner Young then introduced an Omnibus Motion for the adoption of the resolutions for Items A1 and A3 through A8 discussed, voted and recommended for Board approval by the Tenant Services Committee.

(Item A1)

Pursuant to the Plan for Transformation, social services previously performed by CHA staff were outsourced to the City Department of Human Services (CDHS). The CHA's goal is to continue mainstreaming and integrating public housing residents into the citywide services network administered by CDHS, which consists of private and public sectors, including state and federally funded service providers. The resolution for Item A1 approves an Intergovernmental Agreement with CDHS to continue to provide these services.

RESOLUTION NO. 2003-CHA-157

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated September 26, 2003, requesting "Authorization to Enter into an Intergovernmental Agreement with the Chicago Department of Human Services";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners Authorizes the Chief Executive Officer or his designee to enter into an Intergovernmental Agreement with the City of Chicago acting through its Department of Human Services for linking the CHA families to city-wide services, including private and public sectors, state and federally funded service providers for the term of January 1, 2004 to December 31, 2004 in an amount not-to-exceed \$13,600,000.00.

(Item A2 – THIS NUMBER NOT USED)

(Item A3)

In December 2002 the CHA Commissioners authorized the Chief Executive Officer to enter into a Development Agreement with Brinshore-Michaels, the development team selected for the Robert Taylor redevelopment project, and BMT-I, LLC, the development entity. Interstate Realty Management Corporation (IRM), which is expected to be the Property Manager for the redeveloped site, is an affiliate of Michaels Development Company, Inc., which, along with Brinshore Development LLC, is responsible for the overall redevelopment process. The development team is responsible for preparing funding applications, obtaining financing, construction, and the coordination of community and supportive services. The resolution for Item A3 approves contract with Brinshore Michaels or with its designee IRM, to provide community and supportive services to the Robert Taylor development. The primary focus of the CSS Agreement will be to assist CHA families that have chosen to return to the Robert Taylor mixed income community. Case management services will be specifically designed to address site specific criteria and the barriers a family may face in meeting the criteria and thus returning to the Taylor community. As admission to the new Robert Taylor community generally requires that each household satisfy a work requirement, employment services will be at the center of the community & supportive services plan.

RESOLUTION NO. 2003-CHA-158

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated October 6, 2003, entitled “Authorization to negotiate and enter into a contract with Brinshore-Michaels and/or BMT-I, LLC, the Master Developer for the Robert Taylor Homes (“Brinshore”) or with Brinshore and/or its designee Interstate Realty Management Corporation to provide community & supportive services to the Robert Taylor Community”

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to amend an eighteen month contract with Housing Choices Partners of Illinois to provide relocation counseling services to increase the amount of the Contract by \$147,000, increasing the total contract amount from \$122,400 to \$147,000.

(Item A4)

The resolution for Item A4 approves a modification to the contract with Housing Choice Partners. The Contract with Housing Choice Partners for the provision of relocation counseling services for a not-to-exceed amount of \$122,400 went into effect March 28, 2003 to provide relocation services to families who chose Section 8 from the Wentworth Gardens Development. At the time the Contract was entered into, it was anticipated that out of the 180 families at Wentworth Gardens who chose Section 8, approximately 68 would choose opportunity counseling for their placement services. However, since the commencement of the term of the Contract, 150 families have chosen opportunity counseling. The requested additional funding will allow Housing Choice Partners to provide adequate services to the increased number of families from Wentworth Garden who are interested in moving to an opportunity neighborhood.

RESOLUTION NO. 2003-CHA-159

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed Board letter dated September 29, 2003 entitled “Recommendation to approve a modification to the contract with Housing Choice Partners of Illinois for relocation counseling services”.

THEREFORE, BE IT RESOVLED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to amend an eighteen month contract with Housing Choices Partners of Illinois to provide relocation counseling services to increase the amount of and the contract by \$147,000, increasing the total contract amount from \$122,400 to \$147,000.

(Item A5)

The resolution for Item A5 approves the form of lease and admissions and occupancy policy for the Robert Taylor Homes Phase C-1 development. It is understood that the developer/owner entity has an interest and desire to implement its own lease forms and policy that encourages consistent community standards and for the effective management of its mixed income developments. The lease and policy have to accommodate various aspects of the multiple types of tenants and characteristics of a mixed finance transaction. The authorization of approval of the form of lease and admissions and occupancy policy for the new Robert Taylor Homes Phase C-1 development is required at this time to facilitate the closing of this development transaction. Both documents have been subject to extensive negotiation among the CHA, the Developer, the Working Group and the Local Advisory Committee and the documents are recommended as acceptable. Notice for the public comment period has been given in accordance with applicable requirements and consideration will be given to any comments in finalizing the documents with the Developer and the owner entity.

RESOLUTION NO. 2003-CHA-160

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated September 29, 2003, entitled “Authorization for approval of the Admission and Occupancy Policy and Form of Lease for the Robert Taylor Homes Phase C-1 Development and to amend the CHA Admission and Occupancy Policy to incorporate such document as an addendum thereto;”

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the attached admissions and occupancy policy and form of lease in substantially the form presented to the Board for the new Robert Taylor Homes Phase C-1 development (a new name for this development is to be determined) and hereby approves an amendment to the Chicago Housing Authority's Admission and Occupancy Policy to incorporate the approved forms as an addenda. The Chairman of the Board or the Chief Executive Officer is hereby authorized to approve final changes in these forms, including changes based on HUD requirements, or such changes, if any, resulting from any applicable notice and comment process. Such approval shall constitute conclusive evidence of the Board's approval of any and all such changes.

(Item A6)

The resolution for Item A6 approves amendment to the CHA Residential Lease Agreement and Contract to ensure that the language conforms to Federal and State law; the amended Admissions and Continued Occupancy Policy and amended Pet Policy. In September 2003, CHA representatives met with the Central Advisory Council Executive Board and the Council at large and their legal representative in consecutive meetings to review the proposed changes to the draft Lease. During the meetings, CHA staff and CAC members reviewed the proposed changes. A public comment period for the draft Lease was held from September 15, 2003 – October 14, 2003 and copies of the draft Lease were made available at various CHA sites, the Chicago Public Libraries, and the CHA website. All comments received as a result of the public comment period will be considered.

RESOLUTION NO. 2003-CHA-161

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated September 29, 2003, entitled "Authorization for approval to amend the CHA Residential Lease Agreement and Contract";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the amendment to the CHA Residential Lease Agreement and Contract and authorizes the Board Chairperson or Chief Executive Officer or his designee to approve any final changes to, and to amend the CHA Residential Lease Agreement and Contract.

THAT, this CHA Residential Lease Agreement and Contract replaces any and all previously board approved CHA Residential Lease Agreements and Contracts (#2000-CHA-134, August 15, 2000).

THAT, this CHA Residential Lease Agreement and Contract supersedes any and all conflicting language found in existing CHA policies and procedures including the CHA Admissions and Occupancy Policy and Pet Policy.

(Item A7)

The resolution for Item A7 approves an amendment to the Admissions and Occupancy Policy (A&O) to ensure that the language conforms to Federal and State law; includes policy changes; and also includes changing the name of the policy to Admissions and Continued Occupancy Policy (ACOP). In September 2003, CHA representatives met with the Central Advisory Council Executive Board and the Council at large and their legal representative in consecutive meetings to review the proposed changes to the draft ACOP. During the meetings, CHA staff and CAC members thoroughly reviewed the proposed changes. The public comment period for the draft ACOP was September 15, 2003 – October 14, 2003. Copies of the draft ACOP were made available at the CAC office, the LAC Offices, property management offices, occupancy department, Latino Site Offices, CHA Administrative Offices located at 626 West Jackson, MAP Office, 600 West Jackson, Operations, the Chicago Public Libraries, and the CHA website. All comments received during the public comment period will be considered.

RESOLUTION NO. 2003-CHA-162

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated September 29, 2003, entitled "Authorization for approval to amend the Admissions and Continued Occupancy Policy";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the amendment to the Admissions and Occupancy Policy and authorizes the Board Chairperson or Chief Executive

Officer or his designee to approve any final changes to the Admissions and Occupancy Policy and to amend the Admissions and Occupancy Policy.

THAT, the Board of Commissioners hereby approves the name change of the Admissions and Occupancy Policy to the Admissions and Continued Occupancy Policy.

THAT, this Admissions and Continued Occupancy Policy replaces any and all previously board approved Admissions and Occupancy Policies (#2000-CHA-190, November 28, 2000).

THAT, this amendment to the Admissions and Continued Occupancy policy supersedes any and all conflicting language found in existing CHA policies and procedures including the CHA Residential Lease Agreement and Contract; and Pet Policy.

THAT, this amendment to the Admissions and Continued Occupancy Policy includes the following:

- The addition of a policy on reasonable accommodations for persons with disabilities;
- The addition of an affirmative marketing policy;
- Clarification of admissions preferences;
- Changes to applicant screening requirements;
- Changes to occupancy guidelines to ensure that there are sufficient large units to meet relocation needs;
- Revision to order of unit offers to bring policy into compliance with current transfer policy;
- Revision to amount of time given applicants to consider unit offers, making it consistent with that provided to relocating families;
- Addition of a policy on employee-occupied apartments;
- New requirements for reexamination of residents claiming zero income;
- Addition of an Earned Income Disallowance policy;
- Change to utility reimbursement policy under which reimbursements are paid to utility companies on residents' behalf, rather than to residents;
- Addition of "flat rent" and choice between income-based and flat rent;
- Establishment of a \$25 minimum rent;
- Addition of an economic independence policy that requires non-exempt adults to contribute 40 hours per month of either neighborhood service or economic self sufficiency activity. Exempt adults include those who are age 62 or older, disabled and unable to work, full-time caretakers of persons with disabilities, people working at least 30 hours per week, full-time students, and people who are under 62 but retired and receiving a pension.

(Item A8)

The resolution for Item A8 approves amendment to the Pet Policy and ensures that the language conforms to Federal and State law; the amended Admissions and Continued Occupancy Policy; and amended Residential Lease Agreement and Contract. Similar to Items A7 & A8 meetings and public commentary period were held with resident leadership and the public to review the proposed changes to the Pet Policy.

RESOLUTION NO. 2003-CHA-163

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated September 29, 2003, entitled "Authorization for approval to amend the Pet Policy";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the amendment to the Pet Policy and authorizes the Board Chairperson or the Chief Executive Officer or his designee to approve any final changes to, and to amend the Pet Policy.

THAT, this Pet Policy replaces any and all previously board approved Pet Policies (#2000-CHA-136, August 15, 2000).

THAT, this Pet Policy supersedes any and all conflicting language found in existing CHA policies and procedures including the CHA Admissions and Occupancy Policy and CHA Residential Lease Agreement and Contract.

The Omnibus Motion to adopt the resolutions for Item A1 and A3 thru A8 was seconded by Commissioner Gates and the voting was as follows:

Ayes: Sharon Gist Gilliam
Hallie Amey
Earnest Gates
Dr. Mildred Harris
Lori Healey
Michael Ivers
Martin Nesbitt
Carlos Ponce
Sandra Young

Nays: None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Tenant Services Committee report was also accepted in total.

Commissioner Earnest Gates, Chairperson of the Operations Committee, then presented the monthly report. Per Commissioner Gates, the Operations Committee met on Wednesday, October 15, 2003. No reports were scheduled to come before Committee.

Commissioner Gates then introduced an Omnibus Motion for adoption of the resolutions for Items B1 through B9, discussed, voted and recommended for Board approval by the Operations and Facilities Committee.

(Item B1)

The resolution for Item B1 approves amendment of contracts with d'Escoto, Inc and Millennium for the provision of Owner's Representative(OR) services to the CHA. The OR will provide additional services to oversee and manage the renovation of a total of nine senior buildings to which another owner's representative had been previously assigned. The CHA and the previous owner's representative were unable to agree on an extension of the existing contract. Accordingly, a Request for Proposals was prepared for distribution among the eight (8) owner's representative firms currently under contract with the CHA. The limited competition among the eight firms provided the CHA to quickly identify replacements for the departing owner's representative firm, while balancing the CHA's procurement policy, which requires procurement by competitive methods. Based on the evaluation committee's assessment of the firms' proposals, Millennium 3 and d'Escoto, Inc. were selected. The value of the Millennium 3 contract modification will be \$137,200. The value of the d'Escoto, Inc. contract modification will be \$288,408. The combined value of the contract modifications will be \$425,608.

RESOLUTION NO. 2003-CHA-164

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated September 17, 2003, entitled, "Authorization to amend the contracts with Millennium 3 and D'Escoto, Inc. for the provision of Owner's Representative services in the Capital Improvement Program."

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to amend the contracts with Millennium 3 and D'Escoto, Inc. for the provision of owner's representative services in the Capital Improvement Program in a total amount for the two (2) contracts of \$425,608.00.

(Item B2)

Pacific Construction currently provides owner's representative services to the CHA and has demonstrated its ability to provide cost-effective and conscientious owner's representative services under Contract No. 9884. Accordingly, the CHA requested a proposal from Pacific Construction for the provision of additional owner's representative services for the renovation of the common areas in the Generation IIa and Generation IIb senior buildings. The proposal submitted by Pacific Construction demonstrates its capacity to take on additional projects and to complete this work effectively and the cost contained in its proposal is reasonable in light of prevailing industry standards. Furthermore, an amendment to the company's existing Contract No. 9884 provides the CHA the ability to immediately fill its need for additional owner's representative services for the common area renovation. The resolution for Item B2 thereby

approves an amendment to Pacific Construction existing contract for additional owners representative services.

RESOLUTION NO. 2003-CHA-165

WHEREAS, the Board of Commissioners has reviewed Board Letter dated September 18, 2003 Entitled “Recommendation to amend Contract No. 9884 with Pacific Construction Services, Inc. for Owner’s Representative services for the renovation of common areas in Senior Buildings”

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute a contract amendment with Pacific Construction Services in an amount not to exceed \$150,697 for the provision of additional owner’s representative services for the general renovation of the common areas in the Generation IIa and Generation IIb senior buildings, as part of the Capital Improvement Program. The time for completion of this additional work under Contract No. 9884 will be two hundred ten (210) calendar days from the date of the Notice to Proceed.

(Item B3)

The Authority advertised an Invitation for Bid (IFB) on August 18, 2003 for rehabilitation work at the Kenneth E. Campbell Apartments, 6360 S. Minerva Avenue. The scope of work includes refurbishing of parking lots, rehabilitated kitchens and bathrooms, new floor tiles, refrigerators, ranges/ovens and repairs of damaged walls and ceilings. The IFB was advertised in area newspapers and CHA directly solicited fifty-four firms including twenty-two MBE/WBE firms. Based on the review of the bids, F.H. Paschen/S.N. Nielsen was deemed to be the lowest responsive and responsible bidder. Accordingly, the resolution for item B3 approves award of contract to F.H. Paschen/S.N. Nielsen.

RESOLUTION NO. 2003-CHA-166

WHEREAS, the Board of Commissioners has reviewed Board Letter dated September 23, 2003 Entitled “Authorization to enter into a contract with F. H. Paschen/ S. N. Nielsen & Associates for Senior Housing Rehabilitation at the Kenneth E. Campbell Apartments (IL2-52)”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute a Contract with F. H. Paschen/S. N. Nielsen & Associates in the amount of \$7,287,000.00, for the senior housing rehabilitation at Kenneth E. Campbell Apartments (IL2-52) – 6360 S. Minerva Avenue. The time for completion of work under the contract will be three hundred sixty five (365) calendar days from the Notice to Proceed.

(Item B4)

The CHA advertised an Invitation for Bid, for roof and window replacements for 300 apartment units at Lake Parc Place, in area newspapers and also directly solicited twenty-nine firms including eleven MBE/WBE/DBE firms. Upon review of the three (3) bids received and clarification thereof, Schoenbeck Corporation was determined to be the lowest responsive and responsible bidder with an amount of \$2,174,000. Accordingly, the resolution for Item B4 awards contract to Schoenbeck Corporation.

RESOLUTION NO. 2003-CHA-167

WHEREAS, the Board of Commissioners has reviewed Board Letter dated October 2, 2003 Entitled “Authorization to execute contract with Schoenbeck Corporation for window and roof replacement at Lake Parc Place, 3939 & 3983 S. Lake Park Avenue (IL2-026)”

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute a firm fixed-price contract with Schoenbeck Corporation in the amount of \$2,174,000 for window and roof replacement at Lake Parc Place, 3939 & 3983 S. Lake Park Avenue (IL2-026)

(Item B5)

The CHA advertised Request for Proposal No. 01226 (“RFP”) in August 2003, in area newspapers, to competitively solicit qualified firms and/or individuals to provide construction management services for needed renovations of 916 and 1000 S. Wabash Ave. The CHA also directly solicited 69 firms, including 21 MBE/WBE firms. Of the thirteen respondents submitted and evaluated, three Respondents were found to be in the competitive range and were requested to submit best and final offers. Based on the evaluation of the committee, Boyle and Associates, Ltd. has been selected to provide the required construction management services based upon its competitiveness, its overall experience in construction management, and the highest rating given by the evaluation committee. Accordingly, the resolution for Item B5 approves award of contract to Boyle & Associates.

RESOLUTION NO. 2003-CHA-168

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the memorandum dated October 7, 2003 titled “Authorization to enter into a Contract with Boyle and Associates, Ltd. for Construction Management Services (RFP No. 01226)”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby authorizes the Chief Executive Officer or his designee to enter into a contract with Boyle and Associates, Ltd. for construction management services for the term of all pre-construction and construction activities at 916 and 1000 S. Wabash for an amount not-to-exceed \$121,500.00

(Item B6)

In July 2003, McCormack Baron, Property Manager of Dearborn Homes, advertised IFB No. DB00027 to remove the existing trash chutes and to install 16 new trash chutes and 16 new compactors at the Dearborn Homes Development. The original linings of the garbage chutes in the buildings were found to be badly deteriorated, thus causing raw garbage to overflow into the basements which attracted and increased the rodent population. The IFB was advertised in area newspapers and a Pre-Bid Conference was held on July 8, 2003. Three (3) addendums were issued to clarify the scope of work. On August 13, 2003, four bids were received and opened at 11:00 a.m. Upon review of the bids, one was deemed non-responsive for failure to submit a bid bond. Blinderman Construction Co., Inc. was determined to be the lowest responsive, responsible bidder with an amount of \$1,451,000.00. Accordingly, the resolution for Item B8 approves award of contract to Blinderman Construction.

RESOLUTION NO. 2003-CHA-169

WHEREAS, the Board of Commissioners have reviewed the Board Letter dated October 3, 2003, entitled, “Approval to enter into a fixed fee contract with Blinderman Construction Co., Inc. to remove existing trash chutes and install sixteen (16) new trash chutes and 16 new compactors at Dearborn Homes Development”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby gives approval for McCormack Barron Management Services, Inc. to enter into a fixed fee contract with Blinderman Construction Co., Inc. in the amount of \$1,451,000.00 to remove existing trash chutes and install 16 new trash chutes and compactors at the Dearborn Homes Development.

(Item B7)

Phase A-1 of the Robert Taylor on-site project is planned to extend from 40th Street to Root Street, State Street to the Metra Railroad embankment. Included in that area is the Hartigan Elementary School (School) located at 8 West Root Street. The Public Building Commission of the City of Chicago (“PBC”) is currently in title of a parcel immediately west of the School that falls within the South Dearborn Street Right-of- Way (PBC Parcel). The PBC Parcel is currently subject to a lease to the Board of Education of the City of Chicago (“BOE”). To the north and immediately east of the PBC Parcel is a parcel owned by the CHA (CHA Parcel). The CHA Parcel is located such that it may be developed in conjunction with other land owned or leased by the BOE as a School parking lot. The PBC Parcel is approximately 11,662 square feet and the CHA Parcel is approximately 7,746 square feet. The PBC parcel will be dedicated directly to the City for use as a portion of the South Dearborn Street Right-of-Way. The rededication of Dearborn Street is in keeping with the CHA policy of returning the Chicago street grid to the CHA on-site redevelopment areas, where ever possible. The Chicago Public Schools have

requested assistance to reconstruct the parking lot, in consideration of the additional 3,916 square feet that is being conveyed. Accordingly, the resolution for Item B7 approves an Intergovernmental Agreement with PBC for land transfer adjacent to Hartigan school and approves the submission of a Disposition Application to HUD as needed.

RESOLUTION NO. 2003-CHA-170

WHEREAS, the Board of Commissioners has reviewed Board Letter dated September 19, 2003 entitled "Approval of Intergovernmental Agreement for land transfer of Public Building Commission controlled land adjacent to the Hartigan school to the City for use as a right-of-way in exchange for a CHA-owned parcel adjacent to the Hartigan school and authorization for submission of a Disposition Application to the U.S. Department of Housing and Urban Development as needed" and concurs with the recommendations therein;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to (1) execute an Intergovernmental Agreement with the Public Building Commission of the City of Chicago (and if necessary or appropriate, the Board of Education of the City of Chicago and/or the City of Chicago) to convey approximately 7,746 sq. ft. of CHA-owned land adjacent to the Hartigan School to the PBC or its designee in exchange for the Public Building Commission dedicating approximately 11,662 square feet to the City of Chicago as a right-of-way; (2) submit the necessary disposition application to the U. S. Department of Housing and Urban Development (HUD) to implement this land transfer agreement; and (3) take such actions and execute any other documents necessary or appropriate for the land transfers.

(Item B8)

The resolution for Item B8 approves the submission of a Disposition Application to HUD for the redevelopment of Stateway Gardens and to execute other documents and take such other actions as may be necessary to implement the foregoing. The Stateway Gardens Master Development Plan will create a mixed income community that will provide 1,316 quality housing opportunities both on and off-site. 1/3 of all the units will be CHA public housing, 1/3 affordable for-sale and rental and 1/3 market rate for-sale. The site will re-establish the historic street grid and create traditional Chicago neighborhoods. This plan will be implemented in three (3) master phases over the coming six years. The Stateway Gardens Redevelopment Site that is being requested for disposition is located in Chicago's Grand Boulevard Community and bordered by 35th St. to the north, 39th / Pershing Rd. to the south, State St. to the east and Rock Island/ Pacific Railway embankment to the west. Of Stateway Garden's 36.4 gross acreage, 21.4 acres will be developed for housing, 11.5 will be used for new public Right of Way, and 3.5 acres for public open space and development. Pursuant to the terms of the executed Master Development Agreement between the CHA and the Master Developer, Stateway Associates, LLC., CHA will provide a long term 99 year ground lease to the Developer or their owner entity. This ground lease will be granted incrementally, on a phase by phase basis. Detailed information will be provided to HUD and the Board of Commissioners for each future phase.

RESOLUTION NO. 2003-CHA-171

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated October 21, 2003, requesting authorization to submit a Disposition Application to the U.S. Department of Housing and Urban Development ("HUD") for 1) the Stateway Gardens Redevelopment Site and 2) to execute documents and take such other actions as necessary or appropriate to implement the foregoing.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to:

- 1) submit a Disposition Application to the U.S. Department of Housing and Urban Development ("HUD") for CHA land known as the Stateway Gardens Redevelopment Site; requesting specific authorization for the disposition by ground lease of the Stateway Gardens Redevelopment Site incrementally, on a phase by phase basis and
- 2) to execute documents and take such other actions as necessary or appropriate to implement the foregoing.

(Item B9)

In September 2000 an Intergovernmental Agreement (IGA) with the Chicago Park District (CPD) went into effect which authorized the CHA to transfer funds that covered program and personnel expenses for sports and recreational programs that were administered by CHA staff. This IGA expired in November 2002. These programs included Beach Blast, Midnight/Biddy Basketball League, Little Kicks Soccer, Chase Cup, Sports O Rama, and Baseball and Softball Leagues. As CPD operates substantially similar recreational programs for the benefit of City of Chicago residents and the operation of such recreational programs is part of the normal duties and responsibilities of CPD staff, this collaboration resulted in greater efficiency and cost savings for the CHA. The resolution for Item B9 approves an Intergovernmental Agreement with the CPD to ensure the continuation of the programs and services on behalf of CHA residents.

RESOLUTION NO. 2003-CHA-172

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated October 3, 2003, entitled "Authorization To Negotiate And Enter Into An Intergovernmental Agreement With The Chicago Park District".

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to negotiate and enter into an intergovernmental agreement with the Chicago Park District ("CPD") for a term beginning June 1, 2003 to December 31, 2005, for the provision of programs and services run by the Chicago Park District to Chicago Housing Authority residents for an amount not-to-exceed \$505,000.00

The Omnibus Motion to adopt resolutions for Items B1 through B9 was seconded by Commissioner Amey and the voting was as follows:

Ayes: Sharon Gist Gilliam
Hallie Amey
Earnest Gates
Dr. Mildred Harris
Lori Healey
Michael Ivers
Martin Nesbitt
Carlos Ponce
Sandra Young

Nays: None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Operations and Facilities Committee report was also accepted in total.

Commissioner Martin Nesbitt, Chairperson of the Finance & Audit Committee, then presented his monthly report. Per Commissioner Nesbitt, the Finance & Audit Committee meeting was held on Wednesday, October 15, 2003, and the Chief Financial Officer and his staff presented the Committee with the Treasury and Cash Flow Report as of September 30, 2001 and a comprehensive review of the FY2004 Budget.

Commissioner Nesbitt then introduced an Omnibus Motion for adoption of the resolutions for Items C1 through C4, discussed, voted and recommended for Board approval by the Finance and Audit Committee.

(Item C1)

The resolution for Item C1 approves the revision of the FY2003 Comprehensive Budget. The impact of this budget revision resulted in the following changes: total revenue and associated expenditures in the General Fund decreased by \$38,853,696 for a fund total of \$837,831,693. This decrease is due to the realignment of the budget based on projected spending in FY2003 at various CHA properties. Total revenue and associated expenditures in the HOPE VI fund decreased by \$11,824,577 for a fund total of \$42,052,357. This decrease is due to the realignment of the budget based on projected spending in FY2003 at various CHA properties. Total revenue and associated expenditures in City/State fund decreased by \$1,841,059 for a fund total of \$9,713,490. This decrease is due to the realignment of the budget to reflect current activities at City/State properties in FY2003. The estimated sum of all revenues for fiscal year

2003 and the amount of the fiscal year 2003 Fund Balance available for appropriation in the fiscal year is equal to the estimated sum of all expenditures to be made or incurred during the fiscal year and the amount of all unpaid liabilities at the beginning of the fiscal year 2003.

RESOLUTION NO. 2003-CHA-173

WHEREAS, the Board of Commissioners has reviewed the Board letter dated September 19, 2003, entitled “Approval of the Revised 2003 Comprehensive Budget”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners, hereby approves the attached budget amendments, “Approval of the Revised 2003 Comprehensive Budget”, and finds with respect to said Budget:

1. that the proposed expenditures are necessary for the efficient and economical operation of the Chicago Housing Authority for the purpose of serving low-income families;
2. that the financial plan is reasonable in that it indicates funding sources adequate to cover all proposed expenditures, and does not provide for use of Federal funding in excess of that payable under the provisions of the applicable Federal regulations; and
3. that all proposed rental charges and expenditures will be consistent with provisions of law and the Annual Contributions Contract in accordance with the Moving To Work Demonstration Agreement of the Chicago Housing Authority with the U.S. Department of Housing and Urban Development.

THAT, the Chief Executive Officer and Chief Financial Officer are authorized to execute and forward to the U.S. Department of Housing and Urban Development all necessary budget documents and supporting information when applicable.

(Item C2)

HUD uses the Performance Funding System (PFS) to determine a public housing authority’s eligibility for an operating subsidy, in accordance with Section 9(a) of the U.S. Housing Act of 1937, 42 U.S.C. 1437g. The PFS is applicable to all public housing authority owned units under an Annual Contributions Contract. The CHA is required to submit a PFS Calculation detailing the total operating subsidy for fiscal year 2004. HUD established a formula as part of the Moving-to-Work Demonstration Agreement. Unlike the procedure used in prior years, HUD has requested each Authority to submit its PFS Schedule prior to the release of final pro-rations. This is being done in order to determine the overall need of Public Housing Authorities. Upon release of the final pro-ration amount, the CHA’s FY2004 Comprehensive Budget will be adjusted accordingly. The resolution for Item C2 approves the submission of the FYU2004 PFS Calculation to HUD.

RESOLUTION NO. 2003-CHA-174

WHEREAS, The Board of Commissioners have reviewed the Board Letter dated October 2, 2003, requesting authorization to submit FY2004 Performance Funding System Calculation to the Department of Housing and Urban Development and approval of the FY2004 Performance Funding System Performance Calculation.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners approves the FY2004 Performance Funding System Calculation and authorize the Chief Executive Officer or his designee to execute and submit the Performance Funding System Calculation and all necessary related documents to the U.S. Department of Housing and Urban Development.

(Item C3)

In August 2003, the CHA issued Request for Proposal for the supply, delivery and maintenance of washers, dryers and related laundry room equipment at various CHA Senior Developments. The contract is for a base term of five (5) years, with one, 1-year option to extend. The RFP was advertised publicly and seven (7) firms were solicited directly, of which two (2) were certified MBE/WBE firms. Four (4) companies responded to the RFP and were deemed responsive and responsible. The four respondents were invited to present an oral presentation. After these sessions, a “best and final” offer was provided by each respondent. Based on the recommendation of the evaluation committee, the Resolution for Item C3 approves award of

contracts to three of the firms: MacGray, Family Pride and Coinmach. This revenue sharing endeavor differs from most CHA procurements in that the subsequent agreements will be written in a manner to allow the vendors to realize an appropriate return on their investments and to allow the CHA to assist in funding some resident programs/services.

RESOLUTION NO. 2003-CHA-175

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated October 3, 2003, titled, “Authorization to Enter into Contracts with MacGray Services, Inc., Family Pride, Inc., and Coinmach, Inc. for the Supply and Maintenance of Washers, Dryers and Laundry Room Equipment at Various Senior Developments;”

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a five-year revenue sharing contract, with one option year, with MacGray Services, Inc., Family Pride, Inc., and Coinmach, Inc., to provide the supply, delivery and maintenance of washers, dryers and laundry room equipment at various senior developments.

(Item C4)

The Chicago Housing Authority has over 33,000 participants in the Housing Choice Voucher Program and approximately over ten thousand located in the Southwest corridor of the City. In order to provide better service and access to Special Programs included in the Housing Choice Voucher Program, the CHA has decided to open a Housing Choice Voucher Program Satellite office on the Southwest side in October 2003. The CHA’s satellite office will service families in this area by conducting workshops on Family Self Sufficiency (FSS), Choose to Own (CTO), the Mobility Program and landlord education. This site will also house CHA staff to assist clients with paper work, respond to inquiries from both tenants and landlords and refer families to supportive services on site. There will be staff available from the Service Connector Program and easy access to counselors and/or staff for assistance in various areas. This site has ample parking and easy access to public transportation for participants on the Southwest side. The service area in general will be bounded by 35th Street on the North, city limits on the South, State Street on the East and Pulaski on the West. Accordingly, the resolution for Item C4 ratifies lease agreement with Linton Real Estate and the CHA.

RESOLUTION 2003-CHA-176

WHEREAS, the Board of Commissioners has reviewed Board Letter dated September 15, 2003, entitled “Request for Authorization to Ratify the Lease for Premises Located at 1550 W. 88th St. Chicago Illinois”.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby ratifies the Chief Executive Officer’s execution of a Lease Agreement for the premises Located at 1550 W. 88th St. Chicago Illinois” between Linton Real Estate Development & Management Co. Inc. and the Chicago Housing Authority for a three year period, expiring October 15, 2006 at \$105,000 annually.

The Omnibus Motion to adopt resolutions for Items C1 through C4 was seconded by Commissioner Gates and the voting was as follows:

Ayes:	Sharon Gist Gilliam Hallie Amey Earnest Gates Dr. Mildred Harris Lori Healey Michael Ivers Martin Nesbitt Carlos Ponce Sandra Young
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Nays:	None
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There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Finance and Audit Committee report was also accepted in total.

There being no further business to come before the Commissioners, upon Motion made, seconded and carried, the meeting of the Board of Commissioners was adjourned.

S/B: Sharon Gist Gilliam
Chairperson

S/B: Lee Gill, Custodian and
Keeper of Records